

LAND BOARD AGENDA ITEM**March 16th, 2009****SET MINIMUM BID FOR LAND BANKING PARCELS # 386, 470 & 467
SWEET GRASS COUNTY**

- Seller:** State of Montana, Department of Natural Resources and Conservation
- Nominator:** Parcels 386 & 470 – DNRC, Southern Land Office
Parcel 467 – Lessee, S. Tucker Johnson
- Location:** Parcels 386 & 470 – Two separate parcels of land, located in the same section. These parcels are located 6 miles southwest of Big Timber, west of State Highway 289.
Parcel 467 – This parcel is 5 miles north of Big Timber, and ½ mile west of US Highway 191.
- Property Characteristics:** Parcels 386 & 470 – These parcels are hilly grasslands and used for grazing.
Parcel 467 – The parcel is grassland and used for grazing.
- Access:** Parcels 386 & 470 – These parcels are surrounded by private ownerships and have no legal access.
Parcel 467 – The parcel is surrounded by private ownerships and no legal access.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
386	80	N/A	\$328,000	\$328,000	Common School
470	80	N/A	\$328,000	\$328,000	Common School
467	320	N/A	\$850,000	\$850,000	Common School

TOTAL \$1,506,000